

PARKLANDS COURT, YARM ROAD, EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0JE



- ▲ Residents Apartment Company
- ▲ A Delightful Two Bedroom Second Floor Apartment Set Within This Highly Regarded Exclusive Development in Eaglescliffe
- ▲ Enjoying an Excellent Location Within Walking Distance of Yarm High Street & Its Vast Range of Amenities
- ▲ Providing A Single Garage with Remote Roller Door & Utility Area to the Rear Together with Additional Visitors Parking
- ▲ Under Floor Heating System, Double Glazing, Security Alarm System & Gated Secure Entry System With CCTV
- ▲ Extensive Beautifully Appointed Open Plan Lounge/Dining/Kitchen

- ▲ The Kitchen Area Provides an Excellent Range of HS Interiors Designed Fitted Units with Granite Worktops & Integrated Appliances
- ▲ Two Spacious Bedrooms Both with Hulsta Fitted Wardrobes & the Master Offers a Luxurious En-Suite Bathroom/WC
- ▲ There is Also an Additional Shower Room with White Suite & Corner Shower Cubicle
- ▲ Extensive Stand Up Loft Space with Ladder Access Being an Excellent Storage Facility

Offers in the region of £199,950

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A delightful two bedroom second floor apartment set within this highly regarded exclusive development in Eaglescliffe, enjoying an excellent location within walking distance of Yarm High Street and its vast range of amenities.

GROUND FLOOR

ENTRANCE - Communal entrance with staircase leading to the upper floors.

SECOND FLOOR

ENTRANCE LOBBY - With entrance door, double glazed window, downlighting, tiled floor with underfloor heating and part glazed door to ...

HALLWAY - Attractive tiled floor with underfloor heating, LED downlighting and hatch to the loft space, which is high enough to stand up, being extensively boarded and has an access ladder, lighting, storage shelving and houses the heating system.

OPEN PLAN LOUNGE/DINER/KITCHEN - 7.5m x 3.8m (24'7" x 12'6")

A delightful open plan living area having three double glazed windows to the front and rear elevations, LED downlighting and a tiled floor with underfloor heating. The HS Interiors designed Kitchen offers an excellent range of fitted wall and floor units with granite worktops, incorporating an under mounted one and a half bowl stainless steel sink unit with mixer taps. Built-in Neff oven with microwave/convection oven, warming drawer, induction hob with extractor fan in canopy over. Integrated fridge/freezer and dishwasher.

MASTER BEDROOM - 3.73m x 2.84m (12'3" x 9'4")

A tastefully presented main bedroom having a tiled floor with underfloor heating, LED downlighting and a double glazed door which opens to a step in balcony.

DRESSING AREA - With Hulsta fitted wardrobes having sliding doors to two walls, tiled floor with underfloor heating and opens directly to the ...

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EN-SUITE BATHROOM - 2.74m x 1.9m (9' x 6'3")

Fully tiled walls with a white three piece suite comprising panelled bath with shower above and screen, wash hand basin in vanity unit and semi recessed low level WC. Tiled floor with underfloor heating, chrome effect heated towel rail, double glazed window and LED downlighting.

BEDROOM TWO - 3.45m (11'4") including robes depth x 2.6m (8'6")

Having Hulsta fitted wardrobes with sliding doors and a shelved storage cupboard. Double glazed window to the front elevation, tiled floor with underfloor heating and LED downlighting.

SHOWER ROOM - 1.73m x 1.4m (5'8" x 4'7")

Fully tiled walls and tiled floor with underfloor heating. Corner shower cubicle, wash hand basin set on a vanity unit and low level WC. Chrome effect heated towel rail, extractor fan and LED downlighting.

EXTERNALLY

GARAGE - The development is accessed via secure electric security gates. This particular apartment is one of only six in the development to offer a garage with electric roller door, power points, lighting and a useful separate Utility area with plumbing for automatic washing machine, space for tumble dryer and additional fridge freezer to the rear. In addition, there are visitors parking spaces and a bay with water supply for washing cars.

AGENTS REF: - DC/LS/YAR250086/19032025

Council Tax Band: D **Tenure:** Leasehold

TO VIEW: Contact our Yarm office on

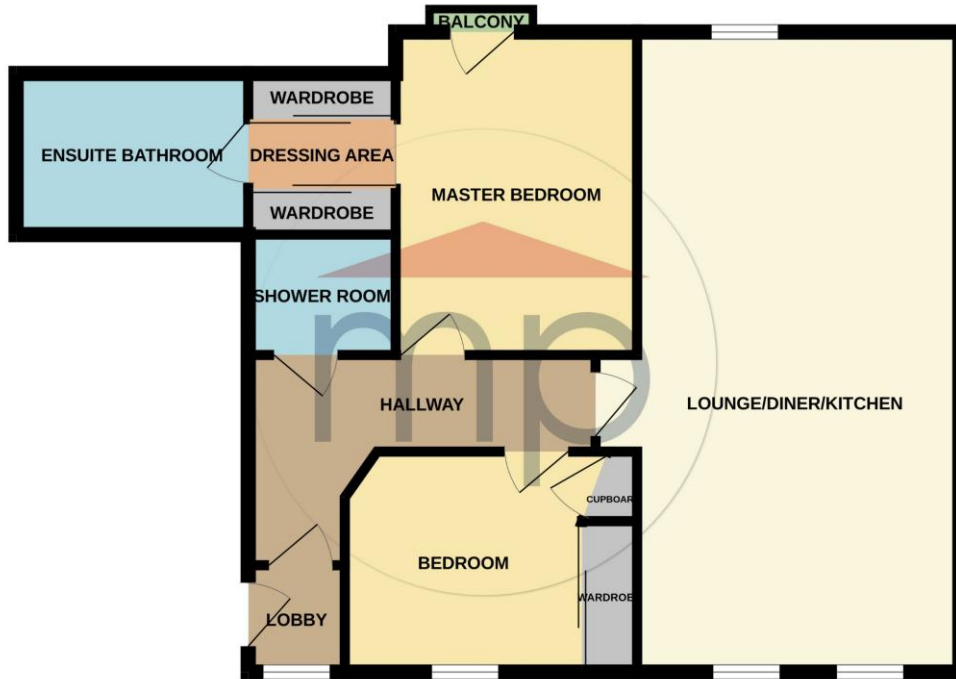
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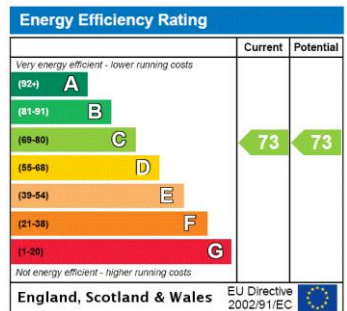
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GROUND FLOOR



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